



**MINUTES
COMMITTEE OF THE WHOLE MEETING
Tuesday May 26, 2015**

Present:

Mayor Brandt

~~Trustee Grujanac~~

Trustee Servi

Village Clerk Mastandrea

Village Manager Burke

~~Finance Director Peterson~~

Community & Economic Development

Director McNellis

Trustee Feldman

Trustee McDonough

Trustee McAllister

Village Attorney Simon

Chief of Police Kinsey

Public Works Director Woodbury

Village Planner Robles

Engineering Supervisor Horne

ROLL CALL

Mayor Brandt called the meeting to order at 7:19 p.m., and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the May 11, 2015 Special Committee of the Whole – Town Meeting Minutes

The minutes of the May 11, 2015 Special Committee of the Whole Meeting were approved as submitted.

2.2 Acceptance of the May 11, 2015 Committee of the Whole Meeting Minutes

The minutes of the May 11, 2015 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Preliminary Evaluation of a Request for Special Use Amendment to Permit Expansion and Site Modifications of a Children's Daycare Center (Bright Stars Kids University, Inc.)

Community & Economic Development Director McNellis provided a brief summary of the request from Bright Stars Kids University, Inc. to expand and modify the existing daycare center which would result in the loss of seven existing parking spaces and a drive isle in the Village Green shopping center. Community & Economic Development Director McNellis highlighted issues staff plans to bring forward to the Zoning Board including traffic impacts; the necessity of the outdoor playground expansion; opening the playground area to the public when the daycare

is closed; a stipulation to re-establish the parking area if Bright Stars Kids University, Inc. vacates.

Mr. Barry Rosenbloom, Attorney for Bright Stars Kids University, Inc. provided a presentation regarding the request to expand and modify the day care facility and grounds.

Trustee Feldman suggested moving the bus pick-up and drop-off to a different location so as to not back-up traffic in the main drive-aisle in the shopping center.

Trustee McDonough asked why staffing would not exceed 13 as listed in the proposal and if staffing levels will not exceed this amount, would such levels satisfy Department of Children and Family Services (DCFS) requirements. Mr. Rosenbloom noted the staff of 13 would be the most Bright Stars would need and would be sufficient to meet DCFS requirements. Trustee McDonough asked for clarification regarding the landscaping in the concept plan shared with the Village Board and if the drawings depicted include landscaping in existing parking areas. Mr. Rosenbloom stated the landscaping reflected in the drawings submitted is representational and changes could be made to try and meet the Zoning Board and Village Board recommendations.

Trustee Servi noted some concern regarding the mentioned stipulation related to Bright Stars re-establishing parking if the business were to fail and suggested requesting an up-front escrow. Village Attorney Simon noted the owner of the complex; Baceline would be involved in signing and accepting the Ordinance related to this stipulation as well as Bright Stars.

Mayor Brandt noted her concern was eliminating parking and asked if there was feedback from other tenants. Community & Economic Development McNellis noted at this time the other tenants have not been notified but if the expansion is referred for a Public Hearing, the property owners will be notified and tenants can be notified as well.

Trustee McDonough noted his concern regarding pick-up times for the daycare contrasting with hours of operation for the new restaurant. Mr. Rosenbloom noted the daycare hours of operation are already in place for the existing facility and will not change regardless of the proposed expansion and modifications. Trustee McDonough asked if there would be an exit from the playground to the parking lot. Mr. Rosenbloom noted the current plan does not include an exit to the parking lot. Village Attorney Simon noted as a consequence to there not being an entrance/exit from the parking lot and in response to the staff memo suggestion, the playground would not be accessible to the public when Bright Stars is not open for operation. Mr. Rosenbloom noted when the issue of the public accessing the playground came up initially; DCFS was not in favor due to safety concerns. A brief conversation regarding the play area requirements for childcare facilities followed. Mayor Brandt

asked if the Board did not approve the addition of the playground, would Bright Stars still expand the facility to accommodate more children. Mr. Dennis Lanski, Owner of Bright Stars Kids University, LLC stated Baceline came up with the plan and idea for expanding into the current Subway space.

A brief conversation regarding parking accessibility for the nearby restaurants and other possibilities for other location alternatives in the same business center followed. Trustee Feldman asked if the requirements for parking would still be met when the other businesses coming in took occupancy. Community & Economic Development Director McNellis noted Village Green is a shared parking concept, and parking requirements are expected to be met for the entire site should this expansion move forward; however, staff will continue to monitor parking needs at the center.

Mayor Brandt asked about the height of the fence noting concern of people being able to see inside. Mr. Lanski noted he would be open to other options for the fencing proposed.

Trustee McAllister asked if in fact the elimination of the playground expansion would put a stop to the facility expansion. Mr. Lanski noted this would in fact put a stop to their request to expand. Mayor Brandt asked if the facility would look to relocate outside of the Village Green to accommodate expansion. Mr. Lanski noted it would be difficult to stay in the current location with the limitations Bright Stars Kids University, LLC has on its current site and facility.

Mayor Brandt asked about timing. Mr. Lanski noted the timing would be based on Subway moving forward with their planned relocation elsewhere in the Village Green center.

Community & Economic Development McNellis asked if there was a middle ground Bright Stars Kids University, LLC could come to with expanding the facility and not expanding the play area. Mr. Lanski noted this would be difficult to come to and still be competitive with other daycare facilities.

There was a consensus of the Board to refer this item to the Zoning Board noting parking concerns; possibly exploring other alternative locations in the center in order to achieve the goal of Bright Stars Kids University, LLC; other possible play area options; and to ensure all tenants are made aware of the project if approved for a public hearing.

3.12 Continued - Preliminary Evaluation of proposed annexation of 19.71 acres, Rezoning from R1 to R4 Single-Family Residential District, and Special Use for a Planned Unit Development (PUD) for a Proposed 52-unit townhome development at 14600 Riverside Road (KZF Stack, LLC)

Village Planner Robles provided a summary of the proposed annexation, rezoning and special use for a Planned Unit Development for a townhome development at 14600 Riverside Road which originally came before the Board at the April 13, 2015 Committee of the Whole Meeting. The original proposal was for 52-units and is now down to 48-units. Original concerns raised by the Board were flooding, density, site layout, and townhome product. Village Planner Robles noted annexation of the parcel subject to this request could accelerate the timing of when the remaining unincorporated land should be annexed if the village intends to maintain control of this area.

Mr. Larry Friedman, representing KZF Stack, LLC asked for guidance related to the annexation of the proposed Planned Unit Development , noting KZF Stack, LLC would like to be annexed into Lincolnshire. Mr. Friedman provided information related to the areas of concern from the April 13, 2015 Committee of the Whole Meeting.

Trustee McDonough noted this is quite a leap from what was originally proposed in 2007 for a handful of single-family homes to a 48-unit townhome development. Trustee Servi noted Wood Creek Courts is the type of development he would like to see at the location in question. Mr. Friedman asked the Board if they would accept something other than detached single-family. A conversation followed regarding the density and comparison to the Meadow Ridge subdivision. Representative from KZF Stack, LLC provided information related to product type, parking and amenities contemplated for the site.

Mayor Brandt noted staff and the Board need to do some additional work regarding the annexation and school projections. Mayor Brandt also noted one Trustee is absent and another will be sworn in at the June 8, 2015 Regular Village Board Meeting and suggested KZF Stack, LLC revise their proposal to address Board concerns and bring the item back to the Board on or after June 8, 2015.

There was a consensus of the Board for KZF Stack, LLC to revise their proposal to address additional Board comments and bring it back to the Board on the or after June 8, 2015.

3.13 Continued Public Hearing regarding an Amendment to Ordinance No. 03-1861-38, which authorized an Annexation Agreement for the Sedgebrook Continuing Care Retirement Community, as further amended by Ord. No. 14-3321-47, to permit the development of Lot 2 for a proposed 101-unit townhome Planned Unit Development (Pulte Homes)

Mayor Brandt closed the Committee of the whole meeting and re-opened the Public Hearing regarding an Amendment to Ordinance No. 03-1861-38, which authorized an Annexation Agreement for the Sedgebrook Continuing Care Retirement Community, as further amended by Ord. No. 14-3321-47, to permit the development of Lot 2

for a proposed 101-unit townhome Planned Unit Development (Pulte Homes)

Village Planner Robles provided a summary of the request from Pulte Homes to amend the Annexation Agreement for Sedgebrook Continuing Care Retirement Community to permit the development of Lot 2 for a proposed 101-unit townhome Planned Unit Development.

Mayor Brandt swore in Mark Mastrorocco representing Pulte Homes. Mr. Mastrorocco introduced Chuck Hanlon, Land Planner for the proposed project; Rob Eyrich, Division Project Manager, and Greg Sagen, Landscape Architect. Mr. Mastrorocco provided a presentation regarding their request to amend the Annexation Agreement for a proposed 101-unit townhome Planned Unit Development addressing previous concerns made by the Board.

Trustee Feldman noted Pulte Homes is currently building in another municipality where the school district is split and asked how this is affecting the value of the units within the development. Mr. Mastrorocco noted this is a marketing component they take into consideration when they figure pricing and referenced other locations where Pulte is currently building.

Mayor Brandt swore in Charles Hanlon with WBK Associates, Rob Eyrich with Pulte Homes, David Cumming with Pulte Homes, Steve Bauer with Meltzer Purtill & Stelle, Adam Rak with WBK Associates, Steve Hovany with Strategy Planning Associates, Greg Sagen with Signature Design Group, and Andy Heinen with Kimley-Horn.

Mr. Chuck Hanlon provided a presentation related to Site Plan/Land Plan for the proposed Pulte project based on recommendations from the Architectural Review Board and Village Board.

Mr. Greg Sagen provided a presentation and plans related to the landscaping and signage for the proposed Pulte project.

Mr. Rob Eyrich provided a presentation regarding the architecture of the proposed Pulte project based on recommendations from the Architectural Review Board.

Mr. Chuck Hanlon provided additional information related to project density for the proposed site.

Mr. Mark Mastrorocco provided a summary and conclusion of the presentations.

Mayor Brandt asked if there was anyone in the audience who would like to comment. Mayor Brandt noted no one from the audience had comments.

Mayor Brandt asked the Board if they would like to comment on this item or hold back comments until items 3.14 and 3.15 were presented. It was the consensus of the Board to discuss items 3.13 and 3.14 after the following Public Hearing.

Mayor Brandt adjourned the Public hearing and reconvened the Committee of the Whole meeting at 9:20 p.m.

3.14 Continued Public Hearing regarding an Amendment to Ordinance No. 03-1864-41 which established a Special Use for a Planned Unit Development (PUD) for a Continuing Care Retirement Community (CCRC), as further amended by Ord. No. 04-1899-15, 04-1905-21, and 14-3322-48, to remove Lot 2 from development restrictions related to the Sedgebrook CCRC (Pulte Homes)

Mayor Brandt closed the Committee of the whole meeting and re-opened the Public Hearing regarding an Amendment to Ordinance No. 03-1864-41 which established a Special Use for a Planned Unit Development (PUD) for a Continuing Care Retirement Community (CCRC), as further amended by Ord. No. 04-1899-15, 04-1905-21, and 14-3322-48, to remove Lot 2 from development restrictions related to the Sedgebrook CCRC (Pulte Homes)

Village Planner Robles provided a brief summary of the proposed Special Use for a Planned Unit Development for a continuing care retirement community to remove lot 2 from development restrictions related to Sedgebrook CCRC.

Mayor Brandt swore in Mr. Mark Mastrorocco representing Pulte Homes. Village Attorney Simon clarified the previous public hearing regarding the amendment to the existing Annexation Agreement contained evidence affecting the future development plans included as attachment to the Annexation Agreement. The relief sought by the petitioner in the annexation agreement was not addressed during the previous item's discussion. Village Attorney Simon noted the evidence put into record would be valuable to the Annexation Agreement as it would be to approve the preliminary development plan of the PUD. Village Attorney Simon noted his assumptions of the testimony put into the record from the previous public hearing can be incorporated and put into the record for the current public hearing, including the presentations made pertaining to site planning, landscape plan, and building architecture. The hearing on the annexation agreement should be entered into record for this public hearing, and any other information that has not been addressed so far, beyond the presentation that was put forth previously, should then be recorded as part of this current public hearing. Mayor Brandt summarized asking if Pulte had anything new to add to the record.

Mayor Brandt swore in Mr. Steve Bauer with Meltzer Purtil & Stelle, representing Pulte Homes. Mr. Bauer provided information related to the

proposed provisions to the Annexation Agreement. Mr. Bauer presented the staff report related to the specific proposed Annexation Agreement Amendment provisions, summarizing appropriate highlights and Village Code relief requested by the petitioner. Mr. Bauer asked that the full application, inclusive of the responses to the standards of the review PUD Special Use be incorporated into the public hearing record for this hearing.

Mayor Brandt asked if there was anyone in the audience who would like to comment. Mayor Brandt noted no one from the audience had comments.

Village Attorney Simon noted the developer has agreed to pay the school and library donations up front, upon the approval of the plat of subdivision. Village Attorney Simon noted the park donation would be paid at the completion of the project's construction due to the net donation consisting of both park/open space improvements and monetary donation. Village Attorney Simon noted, as was identified during the presentation by Mr. Bauer, the trail park improvements will be dedicated to the Village and several of the offsite improvements to be constructed will off-set a portion of the developer's park donations. At the conclusion of construction, the developer will be required to pay the Village the difference between the amount of their total park improvements made and any remaining park donation due to the Village.

Trustee Feldman noted she was not in favor of the symmetry of the proposed project and it was her desire to see more natural spaces and an organic feel to the development. Trustee Servi noted density plays into the symmetry. Trustee McDonough noted his opinion was the proposed project would be more suitable in another community and the density is still an issue. Trustee McAllister noted his opinion is the project density still needs to be addressed but feels the product type is needed in Lincolnshire.

Trustee Servi noted he was made aware of a news item related to exterior materials Pulte used for a development in another Chicago area suburb and suggested proposed materials be addressed. Mayor Brandt stated this could be addressed under item 3.15.

Mayor Brandt adjourned the Public hearing and reconvened the Committee of the Whole meeting at 9:38 p.m.

3.15 Consideration and Discussion of an Architectural Review Board recommendation regarding a Preliminary Development Plan for a Planned Unit Development (PUD) for a Proposed 101-unit Townhome Development (Pulte Homes)

Mayor Brandt noted Pulte already provided a lengthy presentation addressing this item and noted Trustee Servi's concern regarding

materials. Trustee Servi noted a report was posted regarding low-e windows and there are probably things that can be done to mitigate problems with building construction including addressing distance between units, reducing density and improving the quality of the materials used in construction. Mr. Mastrorocco stated he was familiar with the report and noted the report was based on a completely different product used on a development Pulte inherited from another builder. Mr. Mastrorocco assured the Board this would not be the case at the proposed project. Trustee McAllister asked what type of material would be used for the faces of the buildings. Mr. Mastrorocco noted the proposed face material would be brick, stone and LP smart siding which is an engineered wood product. A brief conversation regarding proposed materials followed.

Trustee Feldman asked about the price point for the project. Mr. Mastrorocco noted the price point would be from the high \$400,000 - \$600,000. Trustee McAllister asked how the price would change if the density is reduced by 10% - 15%. Mr. Mastrorocco noted a reduction of this size would not allow Pulte to move forward with the project. Trustee McAllister asked if there is a point where Pulte can reduce density and still make it work. Mr. Mastrorocco stated this will be a challenge Pulte will have to research.

Mr. Mastrorocco noted Pulte would be happy to modify the landscaping to satisfy comments related to open space, symmetry and other concerns to achieve a successful project. Mr. Hanlon noted two plans were presented to the Architectural Review Board (ARB) which had more curves and the ARB expressed concern that those plans lost programmable open space. Trustee McDonough noted he was at the ARB meeting and it was the opinion of the ARB, the other plans presented did not work. Variations and symmetry of plans were further discussed.

Trustee McDonough noted another item he suggests Pulte address is the school district and how the units are currently being split. A discussion followed regarding the amount of students projected and the school districts affected.

There was a consensus of the Board for Pulte to revise their proposal to address additional Board comments and bring it back to the Board for further consideration at a future date.

3.2 Finance and Administration

3.3 Public Works

~~3.31 — Consideration and Discussion of Update to Lincolnshire Flood Response Manual (Village of Lincolnshire)~~

Due to the lateness of the meeting, Mayor Brandt pulled this item from the agenda due to time constraints.

3.4 Public Safety

3.5 Parks and Recreation

3.51 Consideration and Discussion of Park Board Recommendation Regarding Request to Use North Park for National Night Out – August 4, 2015 (Village of Lincolnshire)

Chief of Police Kinsey provided a summary of the annual request for the use of North Park for National Night Out. Chief of Police Kinsey noted the Crusin' with Cops annual car show event is scheduled to be held at the Fresh Market parking lot the Friday before National Night out.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.6 Judiciary and Personnel

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

Trustee Feldman noted she has received complaints regarding neighbor lights shining at night and asked if a "dark skies" restriction, that is currently enforced in surrounding municipalities be researched. Trustee Feldman noted specifically regulations in place in the Village of Bannockburn. Community & Economic Development Director noted the "dark skies" restriction has been researched in the past but staff could look into it again.

6.0 EXECUTIVE SESSION

7.0 ADJOURNMENT

Trustee McDonough moved and Trustee Servi seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Brandt declared the meeting adjourned at 10:16 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk